HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: May 2016

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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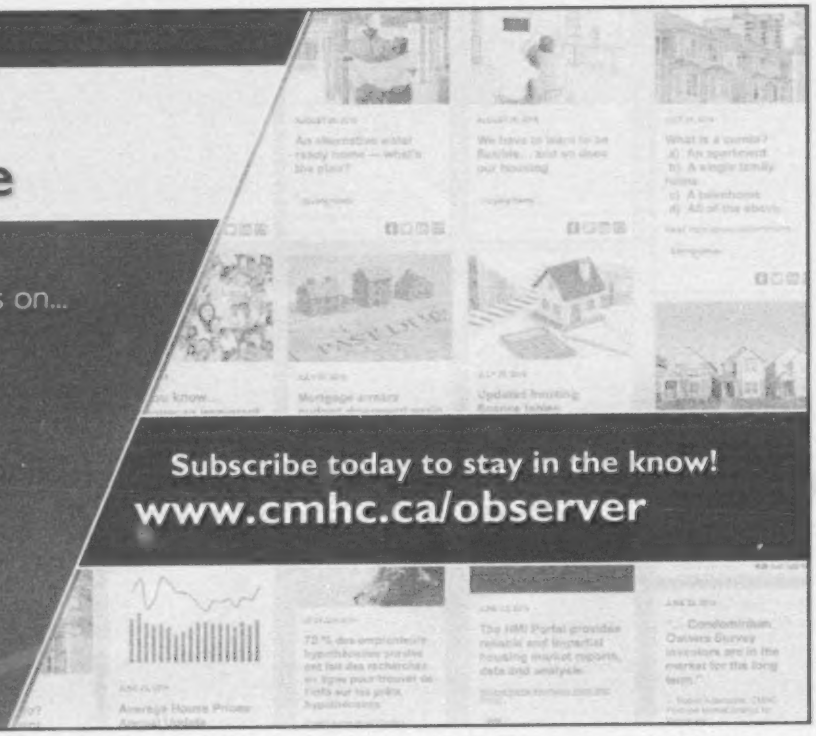
Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!



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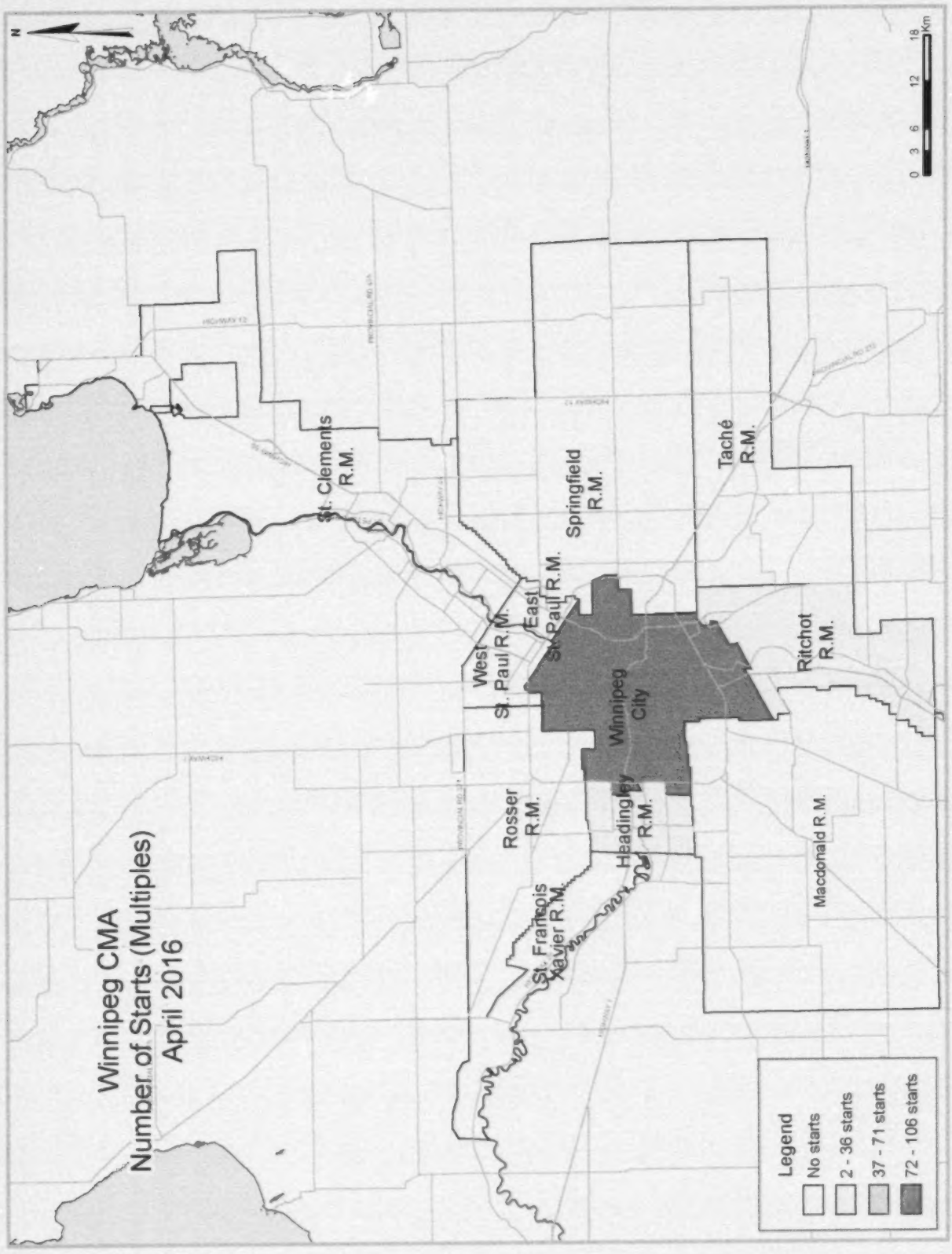
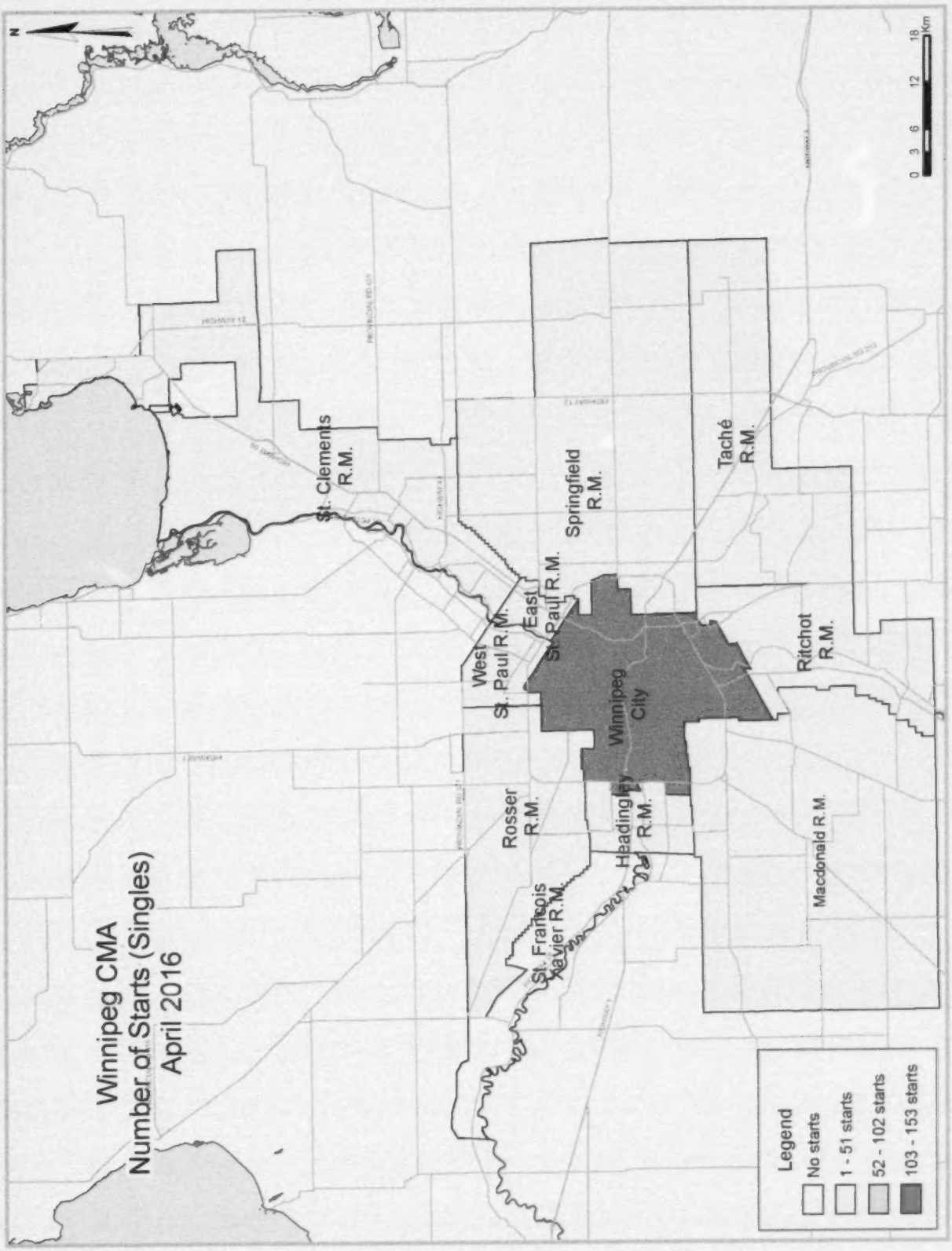
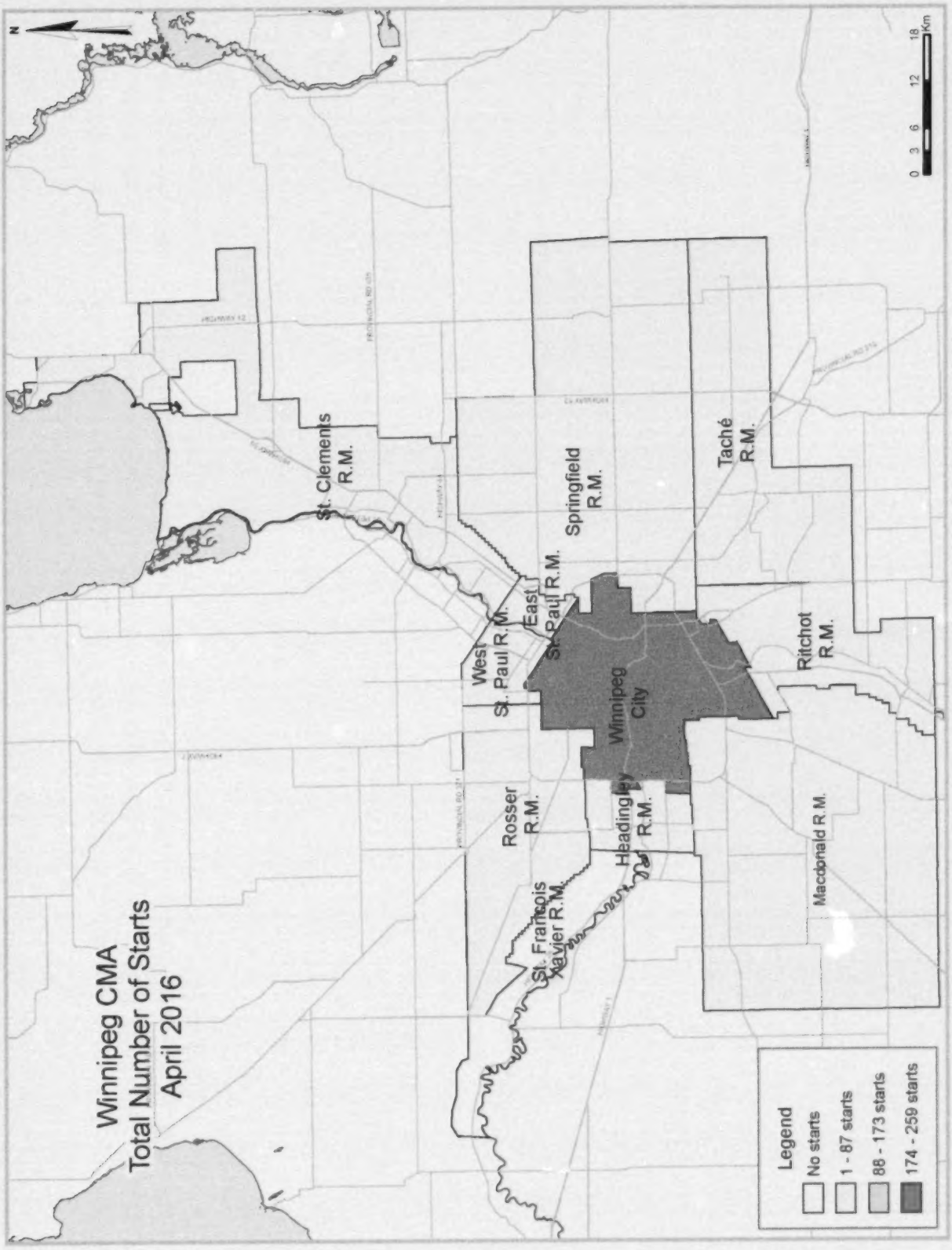
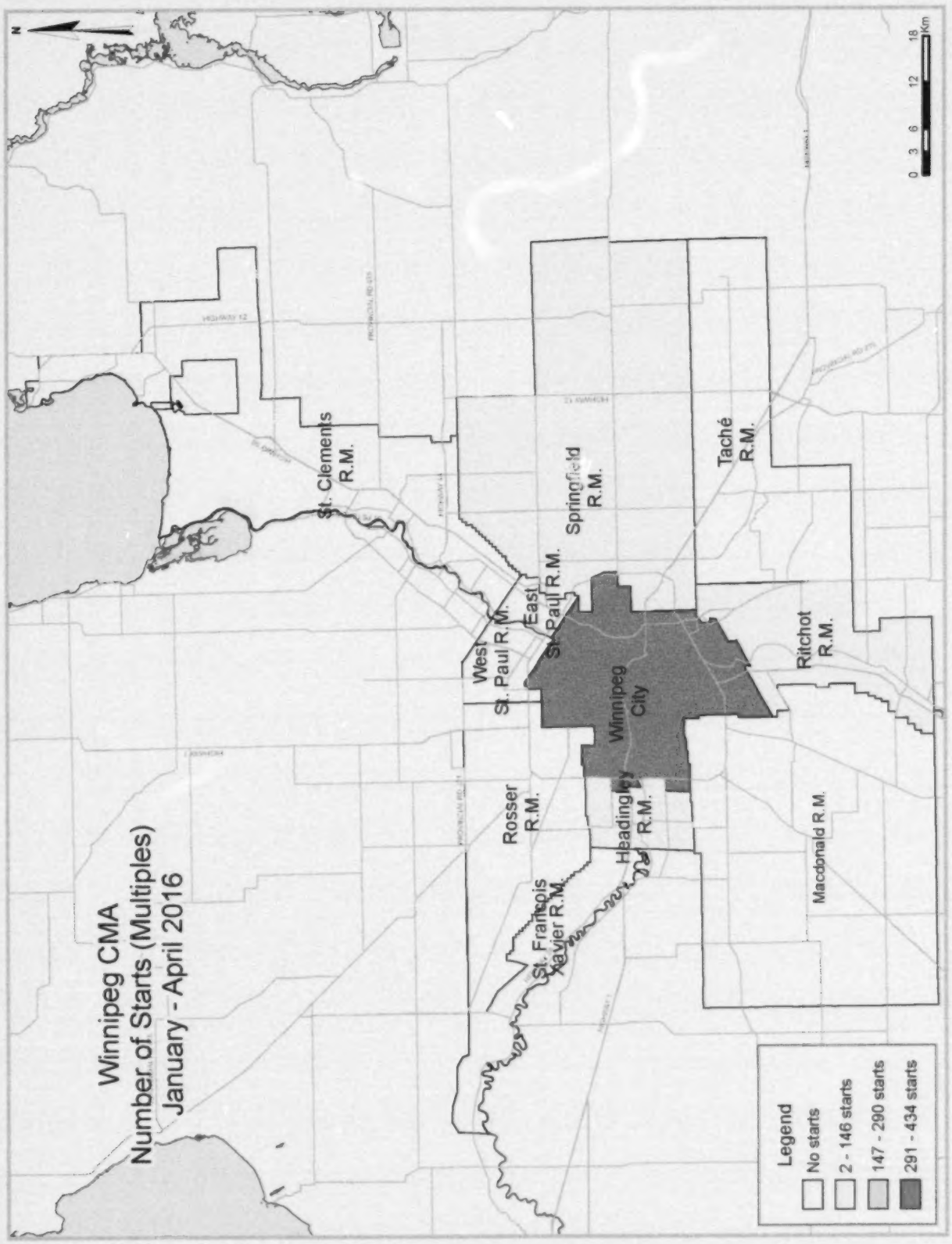
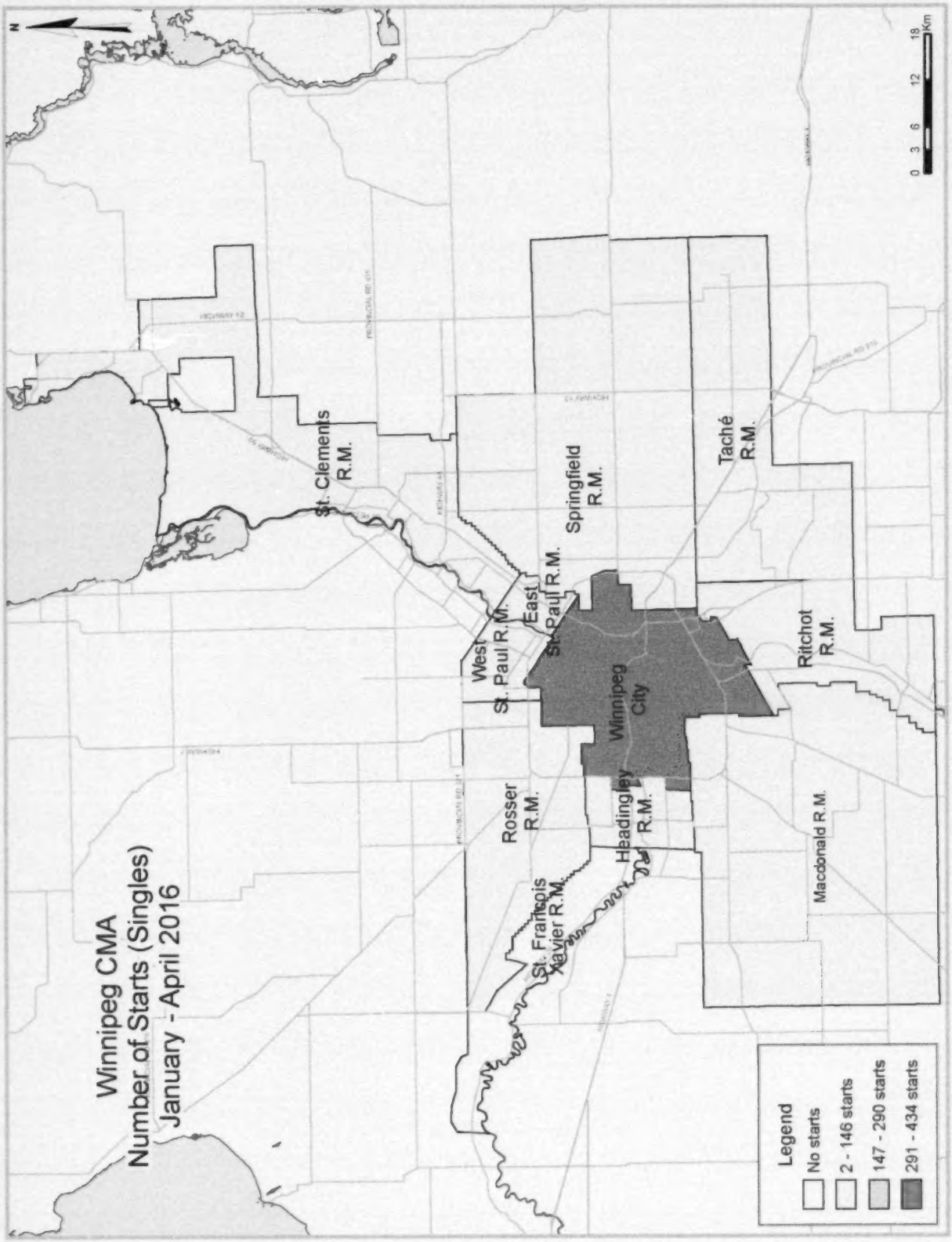
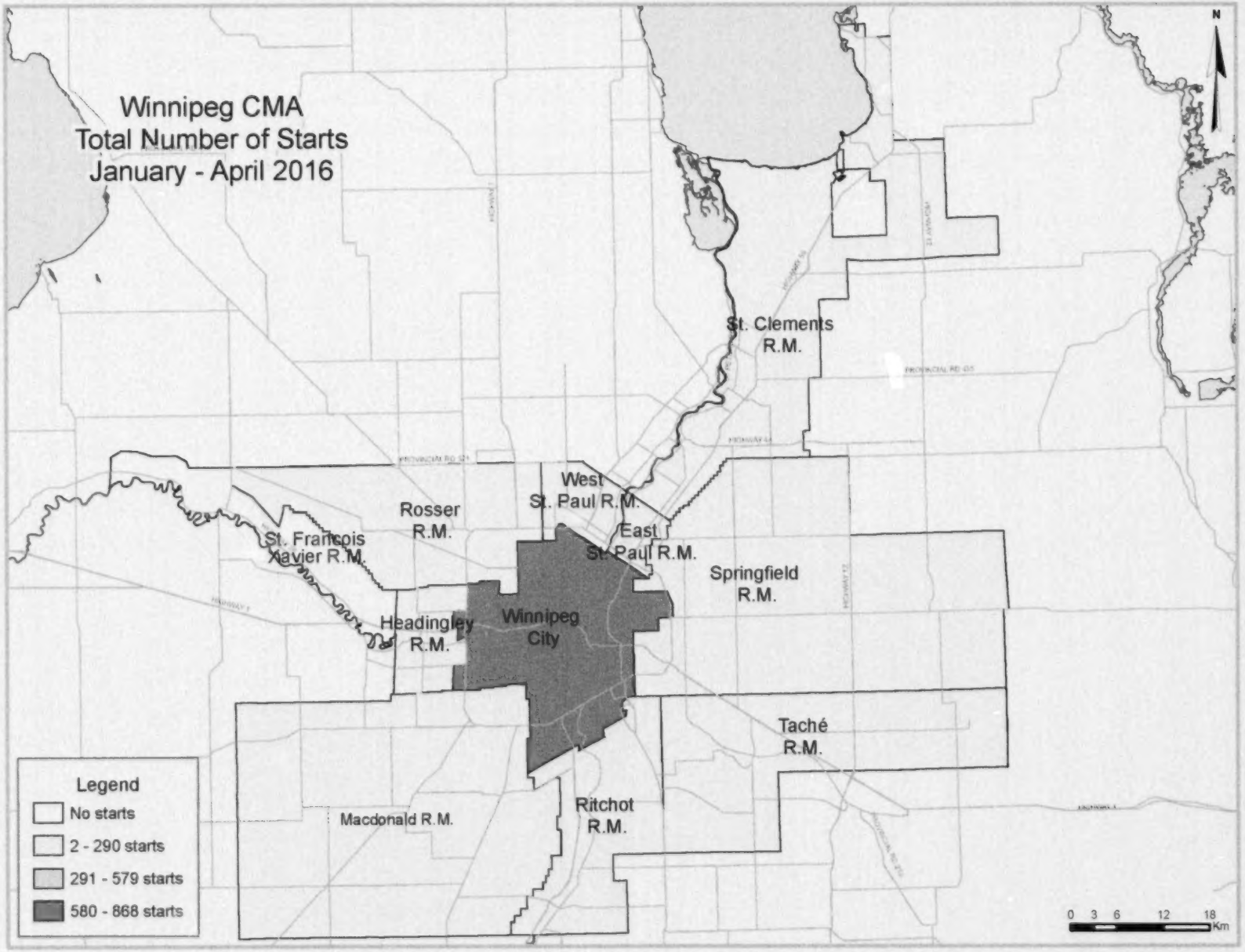

Winnipeg CMA
Number of Starts (Multiples)
April 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 36 starts
37 - 71 starts
72 - 106 starts


Winnipeg CMA
Number of Starts (Singles)
April 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 51 starts
52 - 102 starts
103 - 153 starts


Winnipeg CMA
Total Number of Starts
April 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 87 starts
88 - 173 starts
174 - 259 starts


Winnipeg CMA
Number of Starts (Multiples)
January - April 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 146 starts
147 - 290 starts
291 - 434 starts


Winnipeg CMA
Number of Starts (Singles)
January - April 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 146 starts
147 - 290 starts
291 - 434 starts


Winnipeg CMA
Total Number of Starts
January - April 2016
N
St. Clements
R.M.
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
St. Paul R.M.
Springfield
R.M.
Headingley
R.M.
Winnipeg
City
Taché
R.M.
Ritchot
R.M.
Macdonald R.M.
Legend
No starts
2 - 290 starts
291 - 579 starts
580 - 868 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2016		
Winnipeg CMA[1]	March 2016	April 2016
Trend[2]	3,504	3,333
SAAR	1,966	3,535
	April 2015	April 2016
Actual		
April - Single-Detached	152	192
April - Multiples	428	129
April - Total	580	321
January to April - Single-Detached	477	532
January to April - Multiples	888	468
January to April - Total	1,365	1,000

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2016	192	12	0	0	30	66	21	0	321
April 2015	152	18	0	0	3	112	0	295	580
% Change	26.3	-33.3	n/a	n/a	**	-41.1	n/a	-100.0	-44.7
Year-to-date 2016	532	54	0	0	79	168	21	146	1,000
Year-to-date 2015	477	56	0	0	38	159	48	587	1,365
% Change	11.5	-3.6	n/a	n/a	107.9	5.7	-56.3	-75.1	-26.7
UNDER CONSTRUCTION									
April 2016	960	118	12	1	245	1,209	81	1,989	4,615
April 2015	1,072	90	4	0	306	1,737	75	1,484	4,768
% Change	-10.4	31.1	200.0	n/a	-19.9	-30.4	8.0	34.0	-3.2
COMPLETIONS									
April 2016	172	48	0	0	31	9	8	39	307
April 2015	198	10	3	1	8	0	6	0	226
% Change	-13.1	**	-100.0	-100.0	**	n/a	33.3	n/a	35.8
Year-to-date 2016	562	94	0	0	86	104	27	107	980
Year-to-date 2015	657	52	7	3	44	174	6	144	1,087
% Change	-14.5	80.8	-100.0	-100.0	95.5	-40.2	**	-25.7	-9.8
COMPLETED & NOT ABSORBED									
April 2016	244	51	1	2	59	339	n/a	n/a	696
April 2015	303	21	6	2	71	234	n/a	n/a	637
% Change	-19.5	142.9	-83.3	0.0	-16.9	44.9	n/a	n/a	9.3
ABSORBED									
April 2016	191	27	2	0	31	48	n/a	n/a	299
April 2015	179	2	0	1	10	21	n/a	n/a	213
% Change	6.7	**	n/a	-100.0	**	128.6	n/a	n/a	40.4
Year-to-date 2016	565	79	3	0	113	190	n/a	n/a	950
Year-to-date 2015	591	34	1	3	53	88	n/a	n/a	770
% Change	-4.4	132.4	200.0	-100.0	113.2	115.9	n/a	n/a	23.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
April 2016	153	10	0	0	30	66	0	0	259
April 2015	126	18	0	0	3	112	0	295	554
East St. Paul R.M.									
April 2016	2	0	0	0	0	0	0	0	2
April 2015	1	0	0	0	0	0	0	0	1
Headingley R.M.									
April 2016	2	0	0	0	0	0	21	0	23
April 2015	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
April 2016	10	0	0	0	0	0	0	0	10
April 2015	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
April 2016	5	2	0	0	0	0	0	0	7
April 2015	3	0	0	0	0	0	0	0	3
Rosser R.M.									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2016	5	0	0	0	0	0	0	0	5
April 2015	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
April 2016	8	0	0	0	0	0	0	0	8
April 2015	15	0	0	0	0	0	0	0	15
Tache R.M.									
April 2016	4	0	0	0	0	0	0	0	4
April 2015	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
April 2016	2	0	0	0	0	0	0	0	2
April 2015	0	0	0	0	0	0	0	0	0
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
April 2016	192	12	0	0	30	66	21	0	321
April 2015	152	18	0	0	3	112	0	295	580

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
April 2016	757	108	8	1	242	1,185	54	1,989	4,344
April 2015	779	82	4	0	306	1,693	67	1,484	4,415
East St. Paul R.M.									
April 2016	25	0	0	0	0	0	0	0	25
April 2015	47	0	0	0	0	0	0	0	47
Headingley R.M.									
April 2016	14	0	0	0	0	0	21	0	35
April 2015	17	0	0	0	0	0	0	0	17
MacDonald R.M.									
April 2016	42	0	0	0	0	0	0	0	42
April 2015	32	0	0	0	0	0	0	0	32
Ritchot R.M.									
April 2016	19	2	0	0	0	0	6	0	27
April 2015	22	2	0	0	0	44	6	0	74
Rosser R.M.									
April 2016	2	0	0	0	0	0	0	0	2
April 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
April 2016	36	0	0	0	0	0	0	0	36
April 2015	42	0	0	0	0	0	0	0	42
St. Francois Xavier R.M.									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	5	0	0	0	0	0	0	0	5
Springfield R.M.									
April 2016	30	8	0	0	3	0	0	0	41
April 2015	51	6	0	0	0	0	2	0	59
Tache R.M.									
April 2016	13	0	4	0	0	24	0	0	41
April 2015	27	0	0	0	0	0	0	0	27
West St. Paul R.M.									
April 2016	22	0	0	0	0	0	0	0	22
April 2015	50	0	0	0	0	0	0	0	50
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
April 2016	960	118	12	1	245	1,209	81	1,989	4,615
April 2015	1,072	90	4	0	306	1,737	75	1,484	4,768

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
April 2016	111	48	0	0	31	9	8	39	246
April 2015	133	8	0	1	4	0	6	0	152
East St. Paul R.M.									
April 2016	6	0	0	0	0	0	0	0	6
April 2015	4	0	0	0	0	0	0	0	4
Headingley R.M.									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
April 2016	2	0	0	0	0	0	0	0	2
April 2015	5	0	0	0	4	0	0	0	9
Ritchot R.M.									
April 2016	3	0	0	0	0	0	0	0	3
April 2015	6	0	0	0	0	0	0	0	6
Rosser R.M.									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
April 2016	15	0	0	0	0	0	0	0	15
April 2015	11	0	0	0	0	0	0	0	11
St. Francois Xavier R.M.									
April 2016	1	0	0	0	0	0	0	0	1
April 2015	3	0	0	0	0	0	0	0	3
Springfield R.M.									
April 2016	15	0	0	0	0	0	0	0	15
April 2015	13	2	3	0	0	0	0	0	18
Tache R.M.									
April 2016	4	0	0	0	0	0	0	0	4
April 2015	16	0	0	0	0	0	0	0	16
West St. Paul R.M.									
April 2016	13	0	0	0	0	0	0	0	13
April 2015	4	0	0	0	0	0	0	0	4
First Nations									
April 2016	0	0	0	0	0	0	0	0	0
April 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
April 2016	172	48	0	0	31	9	8	39	307
April 2015	198	10	3	1	8	0	6	0	226

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
April 2016	203	46	0	2	59	315	n/a	n/a	625
April 2015	241	17	0	2	55	204	n/a	n/a	519
East St. Paul R.M.									
April 2016	6	0	0	0	0	0	n/a	n/a	6
April 2015	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
April 2016	11	0	0	0	0	0	n/a	n/a	11
April 2015	17	0	0	0	5	0	n/a	n/a	22
Ritchot R.M.									
April 2016	4	0	0	0	0	9	n/a	n/a	13
April 2015	10	0	0	0	11	0	n/a	n/a	21
Rosser R.M.									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
April 2016	4	0	0	0	0	0	n/a	n/a	4
April 2015	5	0	0	0	0	0	n/a	n/a	5
St. Francois Xavier R.M.									
April 2016	1	0	0	0	0	0	n/a	n/a	1
April 2015	2	0	0	0	0	0	n/a	n/a	2
Springfield R.M.									
April 2016	9	5	1	0	0	0	n/a	n/a	15
April 2015	11	4	3	0	0	0	n/a	n/a	18
Tache R.M.									
April 2016	2	0	0	0	0	15	n/a	n/a	17
April 2015	5	0	3	0	0	30	n/a	n/a	38
West St. Paul R.M.									
April 2016	4	0	0	0	0	0	n/a	n/a	4
April 2015	6	0	0	0	0	0	n/a	n/a	6
First Nations									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
April 2016	244	51	1	2	59	339	n/a	n/a	696
April 2015	303	21	6	2	71	234	n/a	n/a	637

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
April 2016	128	26	0	0	31	40	n/a	n/a	225
April 2015	115	1	0	1	9	21	n/a	n/a	147
East St. Paul R.M.									
April 2016	5	0	0	0	0	0	n/a	n/a	5
April 2015	3	0	0	0	0	0	n/a	n/a	3
Headingley R.M.									
April 2016	1	0	0	0	0	0	n/a	n/a	1
April 2015	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
April 2016	2	0	0	0	0	0	n/a	n/a	2
April 2015	7	0	0	0	1	0	n/a	n/a	8
Ritchot R.M.									
April 2016	4	1	0	0	0	8	n/a	n/a	13
April 2015	8	0	0	0	0	0	n/a	n/a	8
Rosser R.M.									
April 2016	1	0	0	0	0	0	n/a	n/a	1
April 2015	1	0	0	0	0	0	n/a	n/a	1
St. Clements R.M.									
April 2016	14	0	0	0	0	0	n/a	n/a	14
April 2015	10	0	0	0	0	0	n/a	n/a	10
St. Francois Xavier R.M.									
April 2016	1	0	0	0	0	0	n/a	n/a	1
April 2015	2	0	0	0	0	0	n/a	n/a	2
Springfield R.M.									
April 2016	16	0	2	0	0	0	n/a	n/a	18
April 2015	15	1	0	0	0	0	n/a	n/a	16
Tache R.M.									
April 2016	6	0	0	0	0	0	n/a	n/a	6
April 2015	14	0	0	0	0	0	n/a	n/a	14
West St. Paul R.M.									
April 2016	13	0	0	0	0	0	n/a	n/a	13
April 2015	2	0	0	0	0	0	n/a	n/a	2
First Nations									
April 2016	0	0	0	0	0	0	n/a	n/a	0
April 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
April 2016	191	27	2	0	31	48	n/a	n/a	299
April 2015	179	2	0	1	10	21	n/a	n/a	213

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Winnipeg City	153	126	12	18	28	3	66	407	259	554	-53.2
East St. Paul R.M.	2	1	0	0	0	0	0	0	2	1	100.0
Headingley R.M.	2	0	0	0	21	0	0	0	23	0	n/a
MacDonald R.M.	10	2	0	0	0	0	0	0	10	2	**
Ritchot R.M.	5	3	2	0	0	0	0	0	7	3	133.3
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	5	2	0	0	0	0	0	0	5	2	150.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	8	15	0	0	0	0	0	0	8	15	-46.7
Tache R.M.	4	3	0	0	0	0	0	0	4	3	33.3
West St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	192	152	14	18	49	3	66	407	321	580	-44.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	434	392	52	50	68	86	314	746	868	1,274	-31.9
East St. Paul R.M.	9	11	0	0	0	0	0	0	9	11	-18.2
Headingley R.M.	4	2	0	0	21	0	0	0	25	2	**
MacDonald R.M.	25	17	0	0	0	0	0	0	25	17	47.1
Ritchot R.M.	9	11	2	2	0	0	0	0	11	13	-15.4
Rosser R.M.	2	0	0	0	0	0	0	0	2	0	n/a
St. Clements R.M.	16	11	0	0	0	0	0	0	16	11	45.5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	16	20	8	4	3	0	0	0	27	24	12.5
Tache R.M.	9	5	0	0	0	0	0	0	9	5	80.0
West St. Paul R.M.	8	8	0	0	0	0	0	0	8	8	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	532	477	62	56	92	86	314	746	1,000	1,365	-26.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Winnipeg City	28	3	0	0	66	112	0	295
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	21	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	28	3	21	0	66	112	0	295

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	68	38	0	48	168	159	146	587
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	21	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	71	38	21	48	168	159	146	587

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Winnipeg City	163	144	96	115	0	295	259	554
East St. Paul R.M.	2	1	0	0	0	0	2	1
Headingley R.M.	2	0	0	0	21	0	23	0
MacDonald R.M.	10	2	0	0	0	0	10	2
Ritchot R.M.	7	3	0	0	0	0	7	3
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	5	2	0	0	0	0	5	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	8	15	0	0	0	0	8	15
Tache R.M.	4	3	0	0	0	0	4	3
West St. Paul R.M.	2	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	204	170	96	115	21	295	321	580

Table 2.5: Starts by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	478	442	244	197	146	635	868	1,274
East St. Paul R.M.	9	11	0	0	0	0	9	11
Headingley R.M.	4	2	0	0	21	0	25	2
MacDonald R.M.	25	17	0	0	0	0	25	17
Ritchot R.M.	11	13	0	0	0	0	11	13
Rosser R.M.	2	0	0	0	0	0	2	0
St. Clements R.M.	16	11	0	0	0	0	16	11
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	24	24	3	0	0	0	27	24
Tache R.M.	9	5	0	0	0	0	9	5
West St. Paul R.M.	8	8	0	0	0	0	8	8
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	586	533	247	197	167	635	1,000	1,365

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	% Change
Winnipeg City	111	134	54	8	33	10	48	0	246	152	61.8
East St. Paul R.M.	6	4	0	0	0	0	0	0	6	4	50.0
Headingley R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
MacDonald R.M.	2	5	0	0	0	4	0	0	2	9	-77.8
Ritchot R.M.	3	6	0	0	0	0	0	0	3	6	-50.0
Rosser R.M.	1	1	0	0	0	0	0	0	1	1	0.0
St. Clements R.M.	15	11	0	0	0	0	0	0	15	11	36.4
St. Francois Xavier R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Springfield R.M.	15	13	0	2	0	3	0	0	15	18	-16.7
Tache R.M.	4	16	0	0	0	0	0	0	4	16	-75.0
West St. Paul R.M.	13	4	0	0	0	0	0	0	13	4	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	172	199	54	10	33	17	48	0	307	226	35.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	414	504	106	34	93	46	211	288	824	872	-5.5
East St. Paul R.M.	19	7	0	0	0	0	0	0	19	7	171.4
Headingley R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
MacDonald R.M.	12	22	0	0	0	4	0	0	12	26	-53.8
Ritchot R.M.	6	21	2	2	0	0	0	0	8	23	-65.2
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	34	20	0	0	0	0	0	0	34	20	70.0
St. Francois Xavier R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
Springfield R.M.	32	36	6	16	0	3	0	0	38	55	-30.9
Tache R.M.	15	26	0	0	0	4	0	30	15	60	-75.0
West St. Paul R.M.	24	12	0	0	0	0	0	0	24	12	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	562	660	114	52	93	57	211	318	980	1,087	-9.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Winnipeg City	29	4	4	6	9	0	39	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	4	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	29	11	4	6	9	0	39	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	72	40	21	6	104	144	107	144
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	4	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	0	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	72	51	21	6	104	174	107	144

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015	April 2016	April 2015
Winnipeg City	159	141	40	5	47	6	246	152
East St. Paul R.M.	6	4	0	0	0	0	6	4
Headingley R.M.	1	2	0	0	0	0	1	2
MacDonald R.M.	2	5	0	4	0	0	2	9
Ritchot R.M.	3	6	0	0	0	0	3	6
Rosser R.M.	1	1	0	0	0	0	1	1
St. Clements R.M.	15	11	0	0	0	0	15	11
St. Francois Xavier R.M.	1	3	0	0	0	0	1	3
Springfield R.M.	15	18	0	0	0	0	15	18
Tache R.M.	4	16	0	0	0	0	4	16
West St. Paul R.M.	13	4	0	0	0	0	13	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	220	211	40	9	47	6	307	226

Table 3.5: Completions by Submarket and by Intended Market
January - April 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	502	535	190	187	132	150	824	872
East St. Paul R.M.	19	7	0	0	0	0	19	7
Headingley R.M.	4	6	0	0	0	0	4	6
MacDonald R.M.	12	22	0	4	0	0	12	26
Ritchot R.M.	8	23	0	0	0	0	8	23
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	34	20	0	0	0	0	34	20
St. Francois Xavier R.M.	1	4	0	0	0	0	1	4
Springfield R.M.	36	55	0	0	2	0	38	55
Tache R.M.	15	30	0	30	0	0	15	60
West St. Paul R.M.	24	12	0	0	0	0	24	12
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	656	716	190	221	134	150	980	1,087

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
April 2016	32	26.2	35	28.7	26	21.3	16	13.1	13	10.7	122	-	411,362
April 2015	34	31.5	32	29.6	12	11.1	18	16.7	12	11.1	108	-	405,704
Year-to-date 2016	94	24.1	127	32.6	65	16.7	47	12.1	57	14.6	390	-	412,349
Year-to-date 2015	85	19.5	118	27.0	91	20.8	68	15.6	75	17.2	437	-	429,234
East St. Paul R.M.													
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Headingley R.M.													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	0.0	2	40.0	0	0.0	2	40.0	1	20.0	5	-	-
MacDonald R.M.													
April 2016	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
April 2015	1	14.3	0	0.0	2	28.6	3	42.9	1	14.3	7	-	437,042
Year-to-date 2016	3	17.6	0	0.0	8	47.1	2	11.8	4	23.5	17	-	506,781
Year-to-date 2015	1	5.3	0	0.0	2	10.5	8	42.1	8	42.1	19	-	497,170
Ritchot R.M.													
April 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
April 2015	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	-	338,713
Year-to-date 2016	1	14.3	6	85.7	0	0.0	0	0.0	0	0.0	7	-	-
Year-to-date 2015	8	66.7	3	25.0	0	0.0	0	0.0	1	8.3	12	-	338,713
Rosser R.M.													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
April 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
April 2015	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	4	66.7	0	0.0	0	0.0	1	16.7	1	16.7	6	-	-
Year-to-date 2015	3	50.0	0	0.0	1	16.7	0	0.0	2	33.3	6	-	-
St. Francois Xavier R.M.													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
April 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
April 2015	2	40.0	1	20.0	0	0.0	1	20.0	1	20.0	5	-	426,980
Year-to-date 2016	2	18.2	2	18.2	6	54.5	0	0.0	1	9.1	11	-	394,975
Year-to-date 2015	8	34.8	4	17.4	5	21.7	2	8.7	4	17.4	23	-	400,795
Tache R.M.													
April 2016	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
April 2015	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	-	344,975
Year-to-date 2016	7	63.6	3	27.3	1	9.1	0	0.0	0	0.0	11	-	-
Year-to-date 2015	5	62.5	1	12.5	0	0.0	0	0.0	2	25.0	8	-	344,975
West St. Paul R.M.													
April 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	2	28.6	0	0.0	0	0.0	5	71.4	7	-	600,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
First Nations													
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
April 2016	34	25.0	42	30.9	29	21.3	17	12.5	14	10.3	136	-	412,055
April 2015	44	32.8	35	26.1	14	10.4	23	17.2	18	13.4	134	-	409,017
Year-to-date 2016	111	24.4	140	30.8	80	17.6	50	11.0	74	16.3	455	-	416,043
Year-to-date 2015	110	21.3	128	24.8	99	19.2	80	15.5	99	19.2	516	-	429,524

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2016						
Submarket	April 2016	April 2015	% Change	YTD 2016	YTD 2015	% Change
Winnipeg City	411,362	405,704	1.4	412,349	429,234	-3.9
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	-	437,042	n/a	506,781	497,170	1.9
Ritchot R.M.	-	338,713	n/a	-	338,713	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	426,980	n/a	394,975	400,795	-1.5
Tache R.M.	-	344,975	n/a	-	344,975	n/a
West St. Paul R.M.	-	-	n/a	600,000	-	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	412,055	409,017	0.7	416,043	429,524	-3.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
April 2016

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2015	January	554	4.7	1,043	1,366	1,896	55.0	261,612	-0.4	270,856
	February	624	-3.0	982	1,373	1,857	52.9	266,837	0.8	272,418
	March	957	10.3	1,029	2,179	2,064	49.9	281,269	1.0	273,994
	April	1,212	3.7	1,024	2,550	1,964	52.1	292,456	5.0	281,285
	May	1,404	-5.6	1,047	2,484	1,808	57.9	287,587	0.2	274,697
	June	1,447	-0.5	984	2,392	1,705	57.7	281,349	0.4	274,308
	July	1,328	-5.5	1,015	2,141	1,799	56.4	281,684	4.8	282,384
	August	1,197	10.9	1,066	1,989	1,785	59.7	276,397	2.3	280,142
	September	1,086	-2.8	1,019	2,064	1,804	56.5	274,541	4.0	281,554
	October	1,011	-3.7	1,003	1,679	1,841	54.5	271,759	0.4	273,905
	November	849	10.1	1,044	1,270	1,803	57.9	278,134	4.2	283,770
	December	598	4.2	1,010	686	1,847	54.7	256,900	-5.4	261,212
2016	January	530	-4.3	1,076	1,333	1,950	55.2	273,154	4.4	282,987
	February	773	23.9	1,108	1,557	1,931	57.4	278,087	4.2	283,453
	March	1,001	4.6	1,082	1,980	1,869	57.9	287,692	2.3	280,724
	April	1,313	8.3	1,124	2,310	1,864	60.3	289,384	-1.1	280,500
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	2,135	4.7		4,918			271,950	0.7	
	Q1 2016	2,304	7.9		4,870			281,125	3.4	
	YTD 2015	3,347	4.3		7,468			279,376	2.3	
	YTD 2016	3,617	8.1		7,180			284,124	1.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2016

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.8	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64	140.3	126.2	425	6.2	69.0	866
2016	January	561	3.14	4.64	140.5	126.7	423	6.3	68.7	864
	February	561	3.14	4.64	140.5	126.4	424	6.4	68.8	866
	March	561	3.14	4.64	140.9	127.6	425	6.3	68.9	866
	April	561	3.14	4.64		127.8	426	6.3	68.9	864
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM). Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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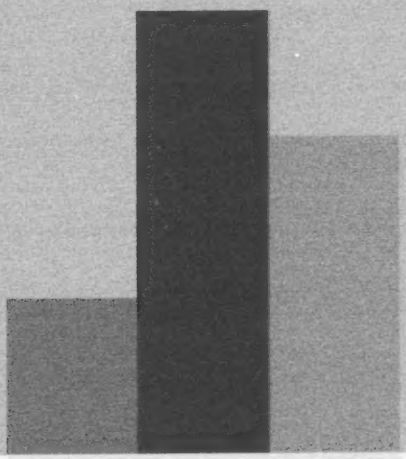

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